



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Variance Request:

**Troy Amunrud (owner) for
Property at 802 SW 7th Ave**

***Legal description: Lots 15-16, BLK 5, Earl Addition to Grand Rapids,
Itasca County, Minnesota.***

August 6, 2026



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- **Petitioners: Troy Amunrud, owner.**
- **Filing Date: June 24, 2026**
- **Requested Variances: allow a one-time waiver of the requirements of Section 30-593(a)(5) Supplementary Yard Regulations for a fence that was constructed 2 ½' higher than approved in the Zoning Permit and allowed under the Municipal Code.**
- **Relevant portions of Zoning Ordinance: Section 30-593(a)(5) which describes the maximum fence height within the 15' streetside setback.**



Variance Request

Timeline:

7-1-25 Zoning Permit issued subject to notes on site plan

August 2025 – Google Earth images show fence under construction

First week of June 2026 – Community Development staff become aware of potential issue and initiate review of approved permit and site plan

6-9-26 – Notice of violation sent to property owner

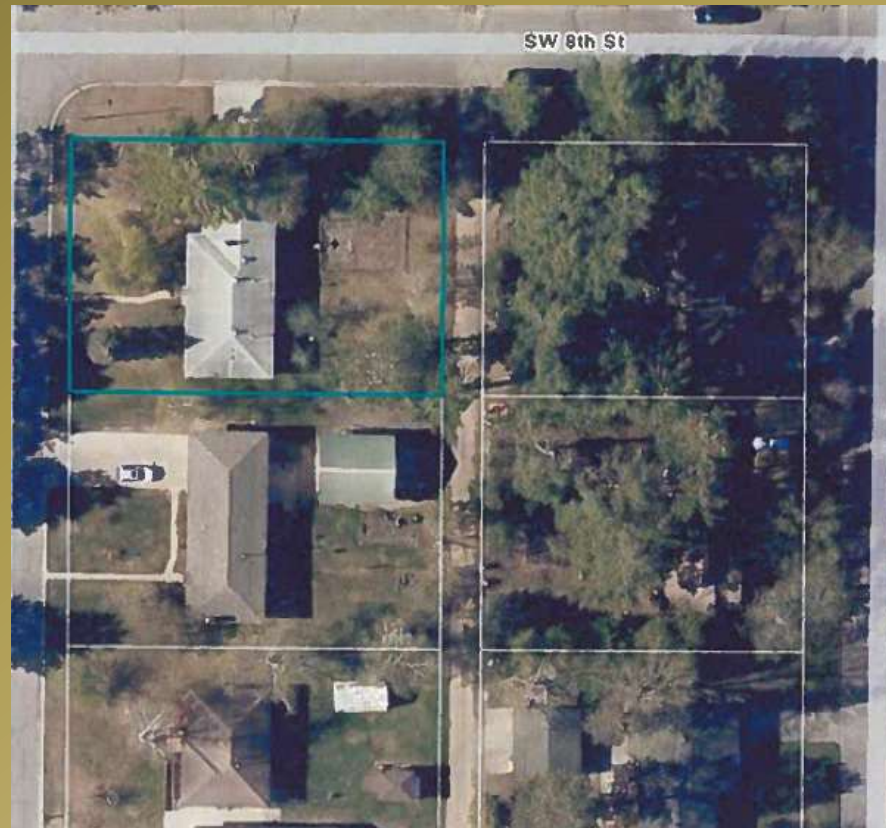
6-23-26 – Zoning Administrator receives telephone call from property owner

6-24-26 – Property owner files Petition for Variance



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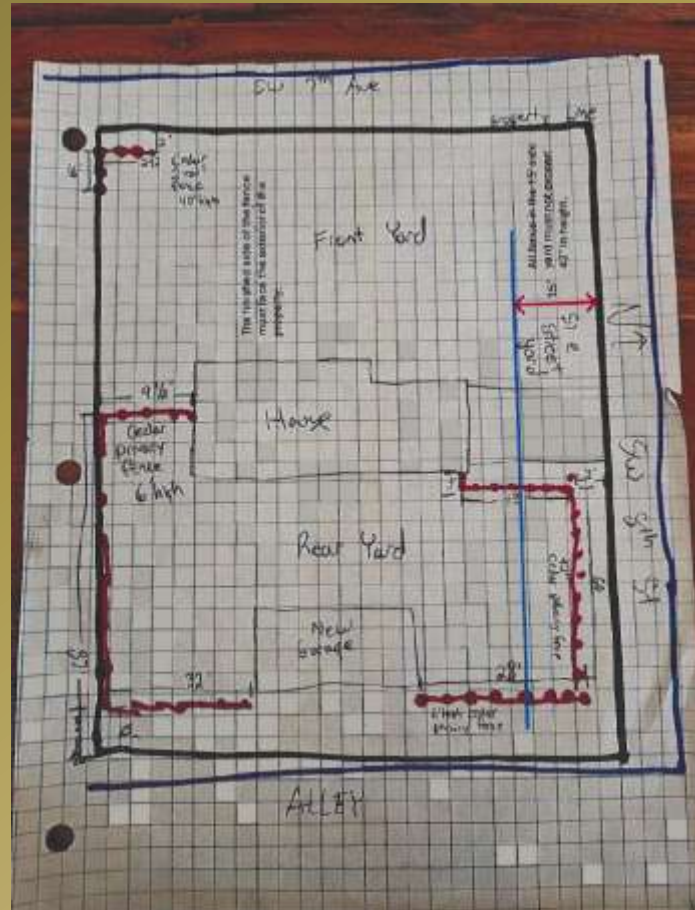
CITY OF GRAND RAPIDS Website: www.cityofgrandrapidsmn.com PERMIT APPLICATION					
☐ Building	☒ Zoning	☐ Commercial	☐ Residential	Yes ☐ No ☐ Constructed Pre-1975	Yes ☐ No ☐ Certified Lead Remediator
Please fill out the following information as it pertains to the proposed work to be done:					
ADDRESS OF PROJECT _____					
BUSINESS NAME <u>N/A</u>					
FIN _____					
DESCRIPTION OF WORK <u>install privacy fence in back yard, deco</u>					
TYPE OF MATERIALS _____					
PROPERTY OWNER <u>Troy amannus</u> PHONE NO <u>5074367255</u>					
ADDRESS <u>502 SW 7th Ave grand rapids MN 55744</u>					
GENERAL CONTRACTOR _____ PHONE NO _____					
ADDRESS _____					
BUILDING CONTRACTOR _____ LICENSE NO _____					
PLUMBING CONTRACTOR _____ LICENSE NO _____					
MECHANICAL CONTRACTOR _____ LICENSE NO _____					
ELECTRICAL CONTRACTOR _____					
SPRINKLER CONTRACTOR _____					
ARCHITECT _____ CODE _____					
STRUCTURAL ENG _____ MECHANICAL ENG _____					
BUILDING SPRINKLERS <u>YES</u> <u>NO</u>					
I hereby certify that I have read and assessed this application and know the same to be true and correct. All provisions of laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or control the provisions of any other state or local law regarding construction or the performance of construction. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction					
APPLICANT _____ PRINTED NAME _____					
PHONE NUMBER <u>5074367280</u> DATE _____ VALUATION OF WORK \$ <u>2,500.00</u>					
Attach site plan, survey, building plans, specification sheets, energy calculations and Storm Water Permit information as required.					
FOR OFFICE USE ONLY					
Zoning: <u>R-1</u> Approved By: <u>[Signature]</u> Date Approved: <u>7.1.25</u>					
Zoning Comments: <u>Approved subject to notes on the site plan.</u>					
BUILDING OFFICE REVIEW					
TYPE OF CONSTRUCTION: _____					
OCCUPANCY: _____					
DESIGN CODE: _____					
BUILDING OFFICE COMMENTS: _____					
BUILDING OFFICIAL APPROVAL _____					
PERMIT NO <u>215-542</u> DATE APPROVED _____					
FEE					
Project Valuation \$ <u>2,500.00</u>					
Permit Fee \$ <u>25.00</u>					
Plan Check Fee \$ <u>5.00</u>					
State Surcharge \$ <u>5.00</u>					
Other \$ <u>5.00</u>					
TOTAL FEES \$ <u>55.00</u>					

Please call (218) 325-7887 24 hours in advance for all requests received on your permit.
BRIEF Copy to File / YELLOW Copy to Planner / PINK Copy to Applicant



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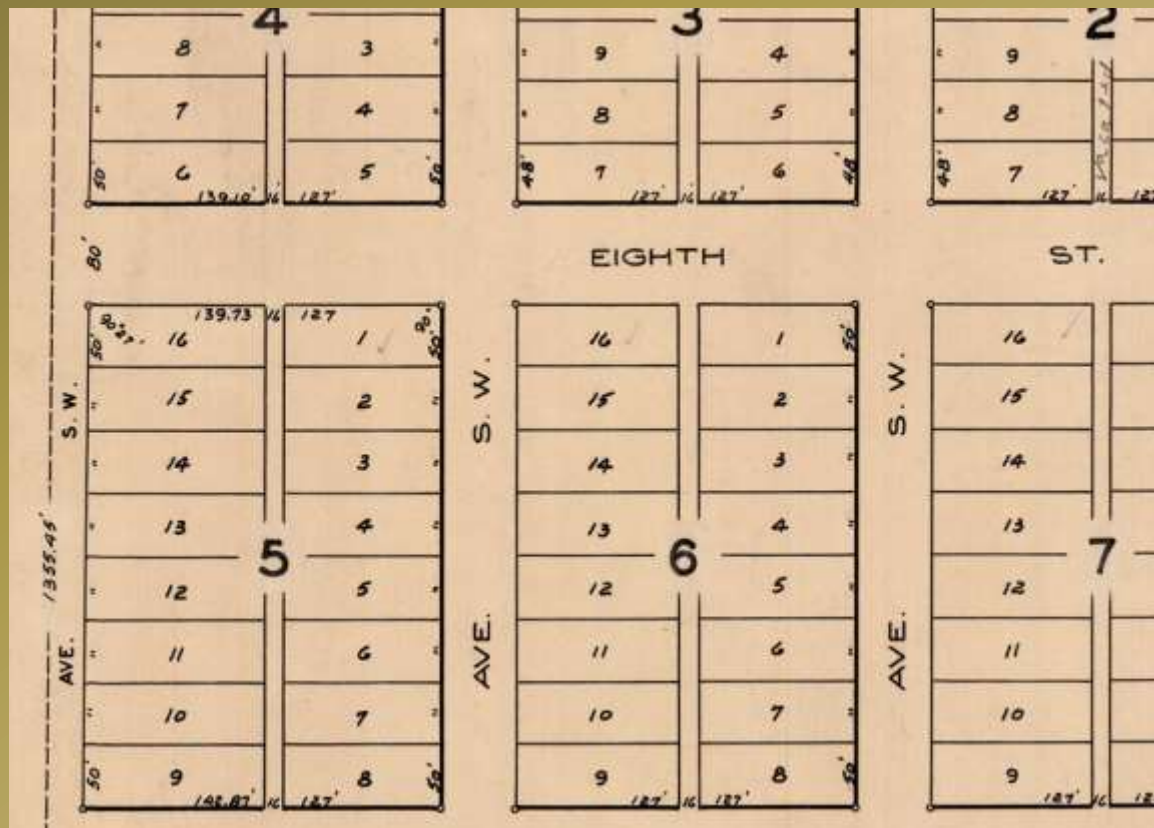
Grand Rapids Planning Commission Meeting

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Grand Rapids Planning Commission Meeting



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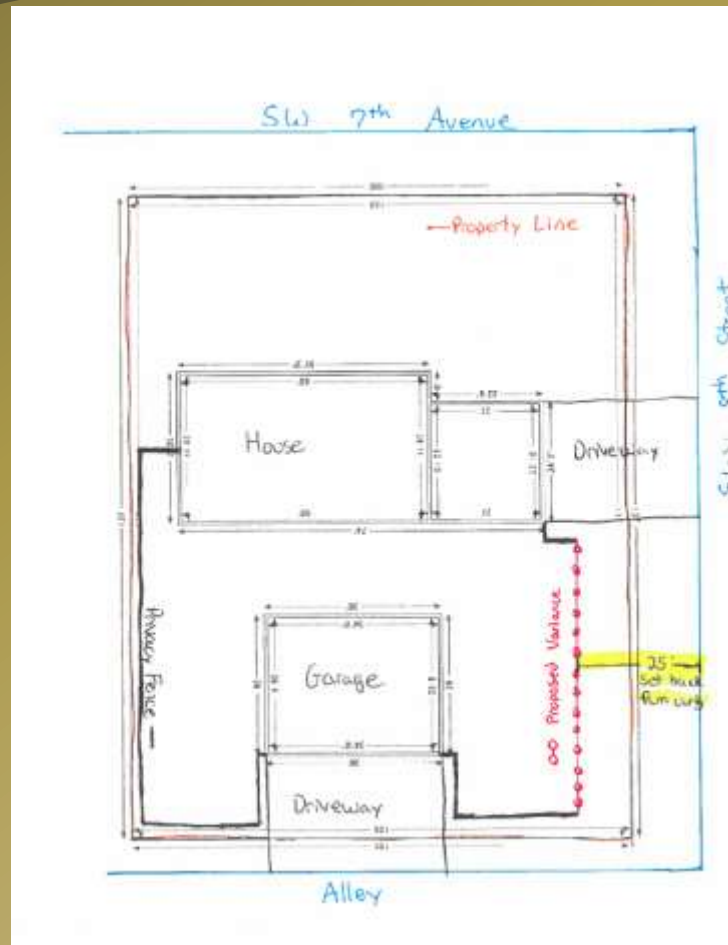
30-593 Supplementary Yard Regulations(a)(5)

Fences, walls and hedges which do not exceed a height of three and one-half feet provided they are no closer to a street or alley line (property line) than two feet. Fences, walls and hedges up to six feet in height above grade shall be permitted provided such fence is located no closer than two feet to an alley line and is no closer to a street line than the minimum distance required for a building. (Any border fence located within two feet of the common lot line shall be within six inches of such common line.) The finished side of the fence must face the exterior of the lot. Barbed wire or similar materials on fences shall be prohibited within R zones except as permitted in section 30-592(a)(3).



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Planning Commission Variance Considerations:

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the ordinance?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



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Questions?